



August 25, 2023

City of Brampton
2 Wellington St West
Brampton, ON
L6Y 4R2

**Attention: Members of Planning & Development Committee
c/o Clara Vani, Legislative Coordinator
City Clerk's Office**

**Re: Planning & Development Committee
Item No. 5.1 – Staff Report re: Major Transit Station Areas (MTSAs),
Draft Brampton Plan Policies, City-wide**

We are writing on behalf of our partners at Amdev Property Group and its related companies with respect to its recent real estate acquisitions and interests within the City's Brampton GO Primary Major Transit Station Area (PMTSA). We thank you for the opportunity to share our comments and concerns with the Planning & Development Committee.

We look forward to continuing to work with City Planning staff, Council and other stakeholders in commenting and shaping the new Downtown Brampton PMTSA and Secondary Plan through November 2023.

We appreciate our comments on the Planning and Development Committee Special Meeting dated July 31, 2023 have now been incorporated into the most recent Draft Brampton GO PMTSA Land Use Map. We support the changes in land use designation to permit higher-density developments.

However, we still see potential for unlocking the lands north of Brampton GO station to realize the guiding principle of locating higher-density developments near transit. Respectfully, we would ask Council to direct staff to reconsider the land use designation of the lands outlined in red on Figure 1 (the "Subject Land"). The Subject Land is bounded by Market Street to the south, Mill Street North to the west, Joseph Street to the north, and Thomas Street to the east.

The Subject Lands are designated "Neighbourhoods (Low Rise) in the current draft MTSA Land Use Map, dated August 18, 2023, and were previously shown in the MTSA Land Use Map dated June 16, 2023 as "Downtown Mixed Use 1 (High Rise Plus)" (see Figure 1). We request that City Staff reconsider the current MTSA draft and designate these Subject Lands as Mixed Use Areas (High Rise).

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Figure 1 – Staff Recommended Land Use Map Comparison



The Subject Lands are prominently located across the street from the Brampton GO transit hub and are currently underutilized. Designating the Subject Lands as Mixed Use Areas (High-Rise) will provide a more suitable transition between the recommended surrounding Mixed Use Areas (High-Rise) designations (see Figure 1).

In the June 16th 2023 draft MTSA Land Use Map, the City also proposed the possibility of closing Market Street between Thomas Street and Mill Street North. Although the current land configuration can accommodate a tall building, the reconfiguration of that City block may provide a more efficient opportunity for assembly of development sites and provide a better connection to the Brampton Go transit hub.

On behalf of our partners at Amdev Property Group, we thank you for considering our comments as part of Committee's deliberations and ask that we be notified of any future decisions and actions.

Yours truly,
TRIAGE DEVELOPMENT CORP.



J. Craig Hunter, MCIP, RPP
President